017.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,200 / 620,200
					USE VALUE:	620,200 / 620,200
					ASSESSED:	620,200 / 620,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHERBURNE ANDREW
Owner 2:	SHERBURNE MARYANNE MEADOWS
Owner 3:	
Street 1:	114 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOWD MARY C -
Owner 2:	-
Street 1:	114 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	140,200		480,000	620,200
Total Card	0.138	140,200		480,000	620,200
Total Parcel	0.138	140,200		480,000	620,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 787.06 | /Parcel: 787.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	12220
GIS Ref	
GIS Ref	
Insp Date	02/27/19

!1470!

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	140,200	0	6,000.	480,000	620,200	620,200	Year End Roll	12/18/2019
2019	101	FV	155,800	0	6,000.	510,000	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	155,800	0	6,000.	372,000	527,800	527,800	Year End Roll	12/20/2017
2017	101	FV	155,800	0	6,000.	324,000	479,800	479,800	Year End Roll	1/3/2017
2016	101	FV	155,800	0	6,000.	276,000	431,800	431,800	Year End	1/4/2016
2015	101	FV	146,100	0	6,000.	270,000	416,100	416,100	Year End Roll	12/11/2014
2014	101	FV	146,100	0	6,000.	222,000	368,100	368,100	Year End Roll	12/16/2013
2013	101	FV	143,600	0	6,000.	211,200	354,800	354,800		12/13/2012

PRINT

Date	Time
12/10/20	17:03:32

LAST REV

Date	Time
04/03/19	11:22:26
mmcmakin	
1470	

USER DEFINED

Prior Id # 1:	12220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWD MARY C,	71582-38	1	9/6/2018		637,000	No	No		
	12312-263		10/19/1972		29,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2016	422	Re-Roof	7,500					reroof
3/13/2013	335	Redo Kit	29,500	C				
1/22/2001	29	Siding	8,740	C				SIDING AND TRIM

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2019	Meas/Inspect	DGM	D Mann
6/13/2013	Measured	JBS	JOHN S
1/27/2009	Meas/Inspect	372	PATRIOT
12/4/2001	External Ins	PM	Peter M
9/30/1999	Meas/Inspect	243	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.89099997
Adj $ / SQ:	126.299
Other Features:	58800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	203172
Depreciation:	62983
Depreciated Total:	140189

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

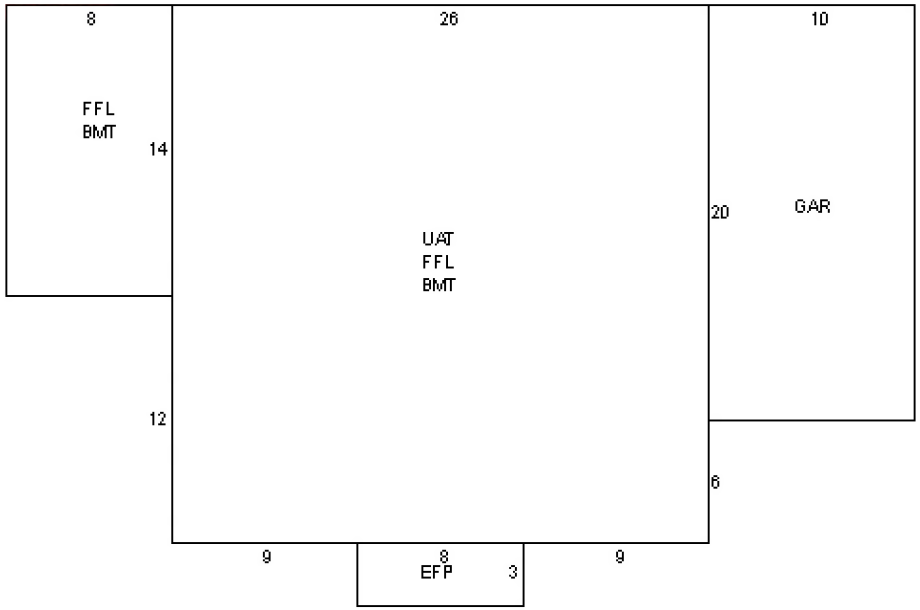
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.30
Special Features:	0	Val/Su Net:	71.20
Final Total:	140200	Val/Su SzAd	177.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	788	37.890	29,857
FFL	First Floor	788	126.300	99,524
GAR	Garage	200	24.500	4,901
UAT	Upper Attic	169	50.520	8,538
EFP	Enclos Porch	24	64.690	1,552
Net Sketched Area:		1,969	Total:	144,371
Size Ad	788	Gross Are	2476	FinArea 788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM		F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: